



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

1001 E. 9TH STREET
RENO, NEVADA 89512
PHONE: (775) 328-3600
FAX: (775) 328-3699

October 6, 2021

TO: Regional Street Naming Committee

FROM: Stephen Hein, Regional Street Naming Coordinator (RSNC)
Licensed Engineer – Engineering & Cap. Projects Div.

SUBJECT: October 21, 2021 Regional Street Naming Memo

Regional Street Naming Committee:

Four applications for naming or renaming of existing streets, easements, or alleyways have been submitted for consideration. The applications are as follows:

Continued Business

1) Feemster

Oscar Delgado, Reno City Councilmember (Ward 3), submitted a street name change application on June 7, 2021. Mr. Delgado requests 'E 10th St' be changed to 'Feemster Street' to honor the Feemster family. The reason for the requested name change on the application states, "The Feemster family has been a driving force for good in the City of Reno and members have dedicated their lives to the betterment of our community." E 10TH Street, within Reno city limits, runs east-west between Sutro Street and Butler Street, with a slight north-south offset in alignment at the intersection with Sage Street. Approximately 38 addresses will change if approved.

The name-change was first considered by the RSNC at the July 15, 2021 meeting. The public raised concerns about the impact the name change would have on a number of elderly residents. The Committee agreed to continue the item to allow the Applicant additional time for public outreach.

Washoe County GIS has performed due diligence by checking the proposed street names against the Master Street Directory for any existing, duplicate, or similar-sounding street names for the purpose of emergency management. The proposed street name is unique and accepted into the Street Reservation List.

New Business

2) Brady Ranch Road

An application to rename Lombardi Lane to Brady Ranch Road was received on August 27, 2021. Included with this application is a request to name the access easement which extends off Lombardi Lane to Brady Ranch Road. Lombardi Lane is located within unincorporated Washoe County between Holcomb Ranch Lane and undeveloped land.





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Approximately 10 parcels will be affected by the name change. The Applicant is requesting the change to reflect the name or the original owners of the land (see application).

Washoe County GIS performed due diligence by checking the proposed street names against the Master Street Directory for any existing, duplicate, or similar-sounding street names for the purpose of emergency management. The proposed street name is unique and has been accepted into the Street Reservation List.

3) **Midtown Alley**

An application to name an unnamed alleyway between St. Lawrence Avenue and Reno Avenue was received on August 27, 2021. The alleyway is located within the City of Reno limits and runs in a north-south direction. An estimated five properties will be affected by the name change. The Applicant requested to name the alleyway to avoid confusion with mail delivery and emergency services (see application).

Washoe County GIS performed due diligence by checking the proposed street names against the Master Street Directory for any existing, duplicate, or similar-sounding street names for the purpose of emergency management. The Applicant's primary choice, Midtown Alley, is unique and has been accepted into the Street Reservation List. The Applicant's secondary choice, Mt. Rose Alley, was denied for reservation as the naming is similar to the existing Mt. Rose Street and Mt. Rose Highway.

4) **Neighborhood Way**

An application to rename Ruddy Way to Neighborhood Way was received on September 15, 2021. Currently, there are multiple Ruddy Way's that do not connect. The "southern" Ruddy Way from Goldeneye Parkway to the eastern end of pavement is proposed for renaming. The "northern" Ruddy Way will not change. The proposed name change to Neighborhood Way will reflect an extension of the existing Neighborhood Way (currently under construction as part of the Eagle Canyon Development). Additionally, the request to rename the "southern" Ruddy Way was part of the Conditions of Approval for the Eagle Canyon development. There are currently no affected addresses as part of this change.



QUALITY
PUBLIC SERVICE



INTEGRITY



EFFECTIVE
COMMUNICATION

Request for Street Name Change

Application Fee (non-refundable): \$100.00 Make checks payable to Washoe County. (The Applicant is responsible for all sign costs.)

Applicant Information

Name: Wood Rodgers/Todd Gammill, PE
Address: 1361 Corporate Blvd, Reno, NV 89502
Phone: 775-823-5259 Email: tgammill@woodrogers.com
 Private Citizen Agency/Organization

Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

Present Name	First Choice	Second Choice
Ruddy Way	Neighborhood Way	Neighborhood Way

Location

General Location: Ruddy Way between Goldeneye Parkway and its eastern terminus east of Red Falcon Way
Parcel Numbers: N/A - Public roadway - adjacent APNs 530-322-05, 530-332-01, 532-020-29
 Reno Sparks Washoe County

General Information

Approximate number of structures addressed on street: Zero - No addressed structure on the roadway
Reason for requested change: Ruddy Way exists to the north and does not connect to this portion of Ruddy Way. With the construction of Eagle Canyon Ranch Unit 9B Neighborhood Way will connect to this portion of Ruddy Way, and changing name to Neighborhood will eliminate potential confusion for emergency vehicles and the public

Please attach check, maps, petitions and supplementary information.

Approved: _____ Date: _____
Regional Street Naming Coordinator
 Except where noted
Denied: _____ Date: _____
Regional Street Naming Coordinator

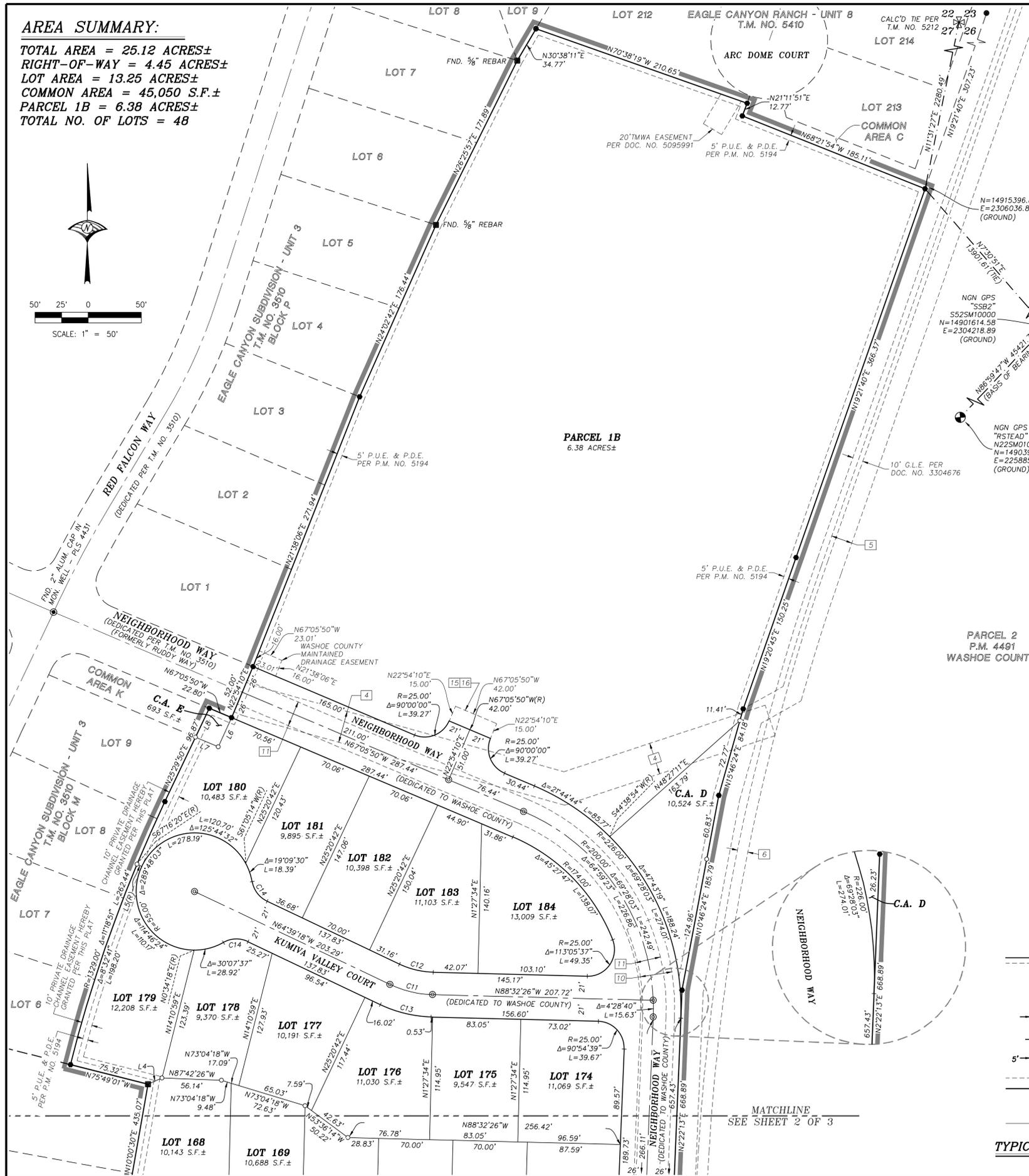
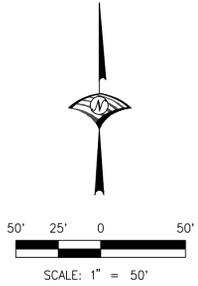
Washoe County Community Services Department

1001 E. 9th Street
Reno, NV 89521

Phone: (775) 328-2344 - Email: streetnames@washoecounty.us

AREA SUMMARY:

TOTAL AREA = 25.12 ACRES±
 RIGHT-OF-WAY = 4.45 ACRES±
 LOT AREA = 13.25 ACRES±
 COMMON AREA = 45,050 S.F.±
 PARCEL 1B = 6.38 ACRES±
 TOTAL NO. OF LOTS = 48

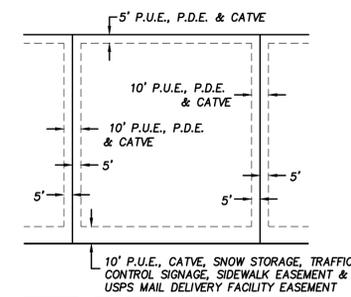


NOTES:

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL DEDICATED STREET RIGHTS-OF-WAY, 5 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES, AND 10 FEET IN WIDTH CENTERED ON ALL LOT LINES.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY COMPANY.
- ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY.
- ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO THE SURROUNDING PROPERTIES.
- PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED, 5 FEET IN WIDTH COINCIDENT WITH ALL REAR LOT LINES AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES, UNLESS OTHERWISE GRANTED AND SHOWN HEREON. DRAINAGE FACILITIES LOCATED WITHIN A "PRIVATE DRAINAGE EASEMENT" ON PRIVATE PROPERTY ARE PRIVATELY OWNED AND SHALL BE PERPETUALLY MAINTAINED BY THE PROPERTY OWNER. SAID EASEMENT TO BE RELOCATABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING LOT OWNERS.
- NO FENCES SHALL BE ALLOWED WITHIN OR ACROSS ANY DRAINAGE OR UTILITY EASEMENT MAINTAINED BY WASHOE COUNTY.
- NO OWNER OR TENANT SHALL OBSTRUCT A DRAINAGE EASEMENT OR DRAINAGE CHANNEL WITHIN THIS TRACT.
- A 10 FOOT TRAFFIC CONTROL SIGNAGE, SIDEWALK PLOWED SNOW STORAGE AND USPS MAIL DELIVERY FACILITY EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHTS-OF-WAY AND THE 10 FOOT PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM STREET RIGHT-OF-WAY ONLY.
- TRUCKEE MEADOWS WATER AUTHORITY IS HEREBY GRANTED A BLANKET WATER FACILITY EASEMENT WITHIN ALL STREETS OFFERED FOR DEDICATION AND WILL REMAIN UNTIL SUCH TIME AS THE STREETS ARE ACCEPTED FOR DEDICATION.
- A BLANKET SANITARY SEWER EASEMENT IS HEREBY GRANTED TO WASHOE COUNTY OVER AND ACROSS COMMON AREAS B AND C AS SHOWN HEREON, AND A BLANKET STORM DRAIN EASEMENT IS HEREBY GRANTED TO WASHOE COUNTY OVER AND ACROSS COMMON AREAS A, B, C, D AND E AS SHOWN HEREON PER THIS PLAT.
- A BLANKET PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED OVER AND ACROSS COMMON AREAS A, B, C, D AND E AS SHOWN HEREON, AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED PER THIS PLAT OVER AND ACROSS COMMON AREAS A, B, C, D AND E AS SHOWN HEREON FOR THE PURPOSE OF INSTALLING, ACCESSING AND MAINTAINING PUBLIC UTILITY FACILITIES WITH THE RIGHT TO EXIT THE PARCEL TO SERVE ADJACENT PARCELS.
- A BLANKET EMERGENCY ACCESS EASEMENT IS HEREBY GRANTED TO WASHOE COUNTY OVER AND ACROSS COMMON AREA B AS SHOWN HEREON.
- COMMON AREAS A, B, C, D AND E AS SHOWN HEREON ARE TO BE GRANTED TO, MAINTAINED AND PERPETUALLY FUNDED BY THE EAGLE CANYON RANCH HOMEOWNERS ASSOCIATION.
- COMMON AREAS A, B, C, D AND E AS SHOWN HEREON ARE COMMON OPEN SPACE AND WILL BE PRESERVED IN PERPETUITY.
- WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE SEWER FACILITIES HAVE BEEN COMPLETED AND ACCEPTED BY THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.
- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- THE SUBJECT PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT GRANTED BY DOCUMENT NO. 2564445, 2641850, 3242200 AND 4475933.
- NO DIRECT ACCESS FROM INDIVIDUAL LOTS SHALL BE ALLOWED ONTO NEIGHBORHOOD WAY, EXCEPT FOR LOT 185.
- DRAINAGE FACILITIES LOCATED WITHIN A "WASHOE COUNTY MAINTAINED DRAINAGE EASEMENT" ON PRIVATE PROPERTY OR COMMON AREA PARCELS ARE PUBLIC FACILITIES AND SHALL BE MAINTAINED BY WASHOE COUNTY.
- A BLANKET DRAINAGE EASEMENT IS HEREBY GRANTED TO WASHOE COUNTY OVER, UNDER AND ACROSS COMMON AREAS B AND E AS SHOWN HEREON, AND ONLY THE DRAINAGE FACILITIES SHALL BE MAINTAINED BY WASHOE COUNTY.
- THE TENTATIVE MAP FOR EAGLE CANYON RANCH WAS APPROVED FOR 465 LOTS AND ASSOCIATED COMMON AREAS. 13 LOTS WERE TRANSFERRED TO PYRAMID RANCH ANNEX (TM16-008), LEAVING A TOTAL OF 452 LOTS FOR EAGLE CANYON RANCH. THE FOLLOWING TABLE IS ZONING/DENSITY/COMMON AREA BREAKDOWN OF SUBDIVIDED AND PARCELED AREAS TO DATE:

(MDS = MEDIUM DENSITY SUBURBAN @ 3 LOTS PER ACRE, ECR = EAGLE CANYON RANCH)

SUBDIVISION DESIGNATION	MDS AREA (ACRES)	TOTAL AREA (ACRES)	TOTAL PLATTED LOTS	TRACT MAP NO.	GROSS DENSITY (LOTS/ACRES)	COMMON AREA (ACRES)	TENTATIVE MAP LOTS REMAINING
ECR UNIT 1	4.47	4.47	16	5124	3.58	0	436
ECR UNIT 2	21.03	21.03	59	5186	2.80	1.69	377
ECR UNIT 3	18.32	18.32	58	5209	3.17	0.07	319
ECR UNIT 4	16.19	16.19	48	5284	2.96	0.75	271
ECR UNIT 5	14.41	14.41	44	5312	3.05	2.60	227
ECR UNIT 6	13.94	13.94	46	5348	3.30	1.40	181
ECR UNIT 7	13.87	13.87	48	5380	3.46	0.40	133
ECR UNIT 8	12.35	12.35	30	5389	2.43	1.24	103
ECR UNIT 9	9.60	9.60	28	5410	2.92	0.73	75
ECR UNIT 9B	18.73	18.73	48		2.56	1.03	27
TOTAL	142.91	142.91	425		2.97	9.91	



TYPICAL LOT EASEMENT DETAIL
 NOT TO SCALE

OFFICIAL PLAT
 OF
EAGLE CANYON RANCH - UNIT 9B
 A COMMON INTEREST COMMUNITY

A SUBDIVISION OF PARCEL 1A OF TRACT MAP NO. 5389
 SITUATE WITHIN A PORTION OF THE EAST 1/2 OF SECTION 27
 TOWNSHIP 21 NORTH, RANGE 20 EAST, M.D.M.
 WASHOE COUNTY, NEVADA

JOB NO. 1660054

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Blvd Reno, NV 89502 Tel 775.823.4088 Fax 775.823.4066

SHEET 3
 OF 3

J:\vabs\1660_EagleCanyon\Maping\VR_GCOMA\TOS_CDR9_dml.dwg 8/11/2021 3:14 PM Kevin Minner

Proposed renaming of existing street:

Ruddy Way

(PROPOSED STREET NAME)



1 inch = 150 feet

Jurisdiction: Washoe County



Proposed renaming of existing street:

Ruddy Way

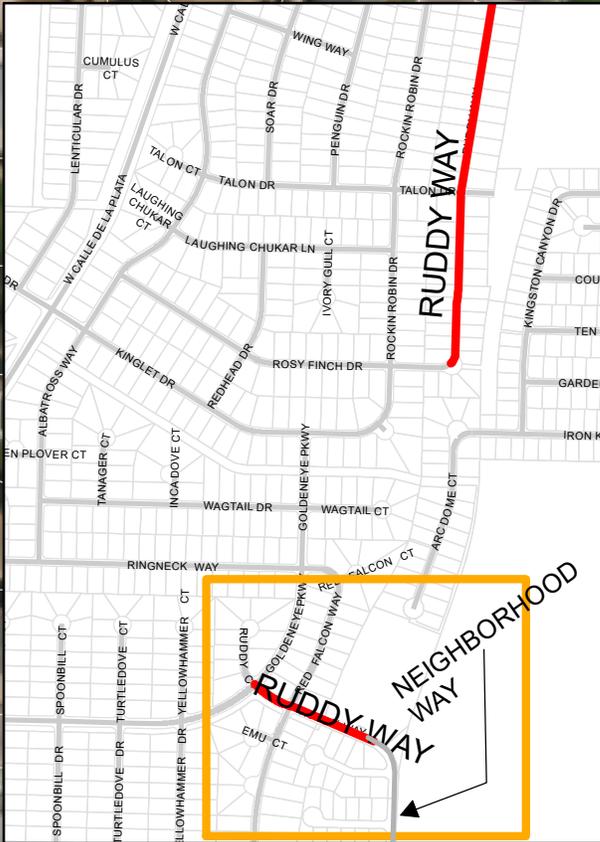
(PROPOSED STREET NAME)

 Parcels to Notify



1 inch = 150 feet

Jurisdiction: Washoe County





Planning Commission Action Order

Tentative Subdivision Map Case No. TM13-002

Decision: Approval with Conditions

Decision Date: August 6, 2013

Applicant/Property Owner: Spanish Springs Associates, Attn: Jesse Haw, 550 W. Plumb Lane, Ste. B, #505, Reno, NV 89509

Assigned Planner: Grace Sannazzaro, Planner
Washoe County Community Services Department
Phone: 775-328-3771
Email: gsannazzaro@washoecounty.us

Action Order served by electronic mail and postal mail August 8, 2013

Project Description: Tentative Subdivision Map Case No. TM13-002 - Spanish Springs Associates – To develop a 465 lot residential subdivision with common open space on three parcels totaling ± 155 acres. The minimum lot size proposed is 8,510 square feet; the maximum lot size proposed is 37,591 square feet, and the average lot size is 11,125 square feet. The overall density is 3 dwelling units per acre.

- Applicant/Property Owner: Spanish Springs Associates
- Project Location: Approximately one-half mile north of the Eagle Canyon Drive/Neighborhood Way intersection; and approximately 1,500 feet southwest of the West Calle de la Plata/Pyramid Highway intersection
- Assessor's Parcel Nos.: 532-020-13; 532-020-17; 532-091-10
- Total Project Size: ± 155 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Article 602, General Subdivision Provisions
Article 608, Tentative Subdivision Maps
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Sections 26, 27, 34, T21N, R20E, MDM,
Washoe County, NV

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Development Code Article 608. If no appeals have been filed within 10 days after issuance of the decision, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day. An appeal shall be filed in accordance with the provisions found in Article 608 of the Washoe County Development Code.

To: Spanish Springs Associates
Subject: Tentative Subdivision Map Case No. TM13-002
Date: August 6, 2013
Page: 2

This Action Order grants approval subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. A business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Building and Safety Department.

Washoe County Community Services Department
Planning and Development Division



Carl R. Webb, Jr., AICP
Secretary to the Planning Commission

CW/GS/dc (TM13-002 Spanish Springs Associates Action Order)

Attachments:

- Conditions of Approval

xc: Consultant: C&M Engineering and Design, Attn: Lisa Menante, 9498 Double R Blvd., Ste B, Reno, NV 89521

Attorney: Robert M. Sader, 8600 Technology Way, Ste 101, Reno, NV 89521

Agencies:

- District Attorney's Office, Attn: Greg Salter, Esq.
- Assessor's Office (CAAS), Attn: Carol Buonanoma
- Assessor's Office, Attn: Theresa Wilkins
- Engineering & Capital Projects, Attn: Leo Vesely & Clara Lawson
- Parks & Open Space, Attn: Jennifer Budge
- Water Resources, Attn: Jason Phinney & John Cella
- Air Quality Management Program, Attn: Charlene Albee
- Environmental Health Services Division, Attn: Wes Rubio
- Vector-Borne Diseases Program, Attn: Jim Shaffer
- Truckee Meadows Fire Protection District, Attn: Amy Ray
- Regional Transportation Commission, Attn: Patrice Echola
- Nevada Department of Transportation, Attn: Anita Lyday
- Nevada Division of Environmental Protection, Attn: Bonnie Hartley, 901 South Stewart Street, Ste 4001, Carson City, NV 89701-5249
- Nevada Division of Water Resources, Attn: Robert Martinez
- Washoe County School District, Attn: Mike Boster



Conditions of Approval

Tentative Subdivision Map Case No. TM13-002

The project approved under Tentative Subdivision Map Case No. TM13-002 shall be carried out in accordance with the Conditions of Approval granted by the Planning Commission on August 6, 2013. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Tentative Subdivision Map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the conditions of approval related to this Tentative Subdivision Map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Tentative Subdivision Map may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Tentative Subdivision Map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the project.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**
- **The NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) is directed and governed by its own board. Therefore, any conditions set by the Nevada Department of Transportation must be appealed to that Board.**

STANDARD CONSIDERATIONS FOR SUBDIVISIONS
Nevada Revised Statutes 278.349

Pursuant to NRS 278.349, when contemplating action on a Tentative Subdivision Map, the governing body or the Planning Commission, if it is authorized to take final action on a tentative map, shall consider:

- (a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- (c) The availability and accessibility of utilities;
- (d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- (e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (f) General conformity with the governing body's master plan of streets and highways;
- (g) The effect of the proposed subdivision on existing public streets and the need for new streets and highways to serve the subdivision;
- (h) Physical characteristics of the land such as floodplain, slope and soil;
- (i) The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.335; and
- (j) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Development Division

1. The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.

Contact: Grace Sannazzaro, 775.328.3771, gsannazzaro@washoecounty.us

- a. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, *Design Requirements*, and Article 608, *Tentative Subdivision Maps*.
- b. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- c. Failure to comply with the conditions of approval shall render this approval null and void.
- d. Pursuant to NRS 278.360 *Requirements for presentation of final map or series of final maps; extensions of time*, the subdivider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one in a series of final maps, each covering a portion of the approved tentative map, within 4 years after the approval date of the tentative map, or on or before the second anniversary of the date on which the subdivider recorded the first in the series of final maps, which includes a final map, prepared in accordance with the tentative map, for the entire area for which the tentative map has been approved; or the next final map in the series of final maps covering a portion of the approved tentative map. An extension of not more than 2 years may be granted by Washoe County for any final map after the 2-year period for presenting a successive final map has expired.
- e. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- f. All final maps shall contain the applicable portions of the following jurat:

THE TENTATIVE MAP FOR TM13-002 FOR EAGLE CANYON RANCH WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON AUGUST 6, 2013.

THIS FINAL MAP, [MAP NAME AND UNIT/PHASE #], MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP, EXCEPT THAT THE "OPERATIONAL CONDITIONS" CONTAINED IN THE RECORDED ACTION ORDER SHALL REMAIN IN FULL FORCE AND EFFECT IN PERPETUITY.

IF ALL LOTS ON THIS MAP ARE REVERTED TO ACREAGE AND A NEW SUBDIVISION APPROVAL IS OBTAINED AT A FUTURE DATE, THE PROVISIONS OF THIS APPROVAL SHALL BE NULL AND VOID, UPON APPROVAL BY WASHOE COUNTY OF THOSE ACTIONS.

[Omit the following paragraph if this is the first and last (only) final map.]

THE NEXT FINAL MAP FOR TM13-002 MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND DEVELOPMENT DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE _____ DAY OF _____, 20____, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS _____ DAY OF _____, 20____ BY THE PLANNING AND DEVELOPMENT DIRECTOR. THE OFFER OF DEDICATION FOR STREETS, SEWERS, ETC. IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

BILL WHITNEY, DIRECTOR
PLANNING AND DEVELOPMENT DIVISION
COMMUNITY SERVICES DEPARTMENT

- g. Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to Water Resources and the Engineering and Capital Projects Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- h. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- i. A note shall be placed on all grading plans and construction drawings stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- j. The final map shall designate faults that have been active during the Holocene epoch of geological time, and the final map shall contain the following note:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

- k. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mail boxes, must be shown on the project construction plans and installed as part of the on-site improvements.
- l. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Development Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Development Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- m. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Development for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Planning and Development Division with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
- (1) Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space areas. The maintenance plan for the common open space areas shall, as a minimum, address the following:
 - a. Vegetation management
 - b. Watershed management
 - c. Debris and litter removal
 - d. Fire access and suppression
 - (2) Maintenance of public access and/or maintenance of limitations to public access.
 - (3) All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
 - (4) All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowner's association. The deed to the open spaces and common areas shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related

improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

- n. The project adjacent to undeveloped land shall maintain a minimum fire fuel break area of 30 feet in width until such time as the adjacent land is developed.
- o. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
- p. Common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The deed shall be presented with the CC&Rs for review by Planning and Development and the District Attorney.

Engineering and Capital Projects Division

- 2. The following conditions are requirements of the Engineering and Capital Projects Division, which shall be responsible for determining compliance. Conditions in *italics* are standard engineering conditions.

Contact: Leo Vesely, 775.325.8032 lvesely@washoecounty.us

General Conditions

- a. *Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.*
- b. *Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering Division a complete set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.*
- c. *The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable County Department shall be responsible for determining compliance with this condition.*
- d. *The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements. The County Engineer shall determine compliance with this condition.*
- e. *All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.*

Washoe County Conditions of Approval

- f. *Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.*
- g. *Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.*
- h. *All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.*
- i. *A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading and drainage for lots, project roadways, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. A conceptual grading and drainage scheme shall be indicated for each lot on the grading plan. If drainage from one lot to another is proposed, then appropriate drainage easements shall be provided. Disposal of any excavated material onsite shall be indicated on the grading plans. The County Engineer shall determine compliance with this condition.*
- j. *Prior to ground-disturbing activity, a proposed Construction Traffic Haul Route Plan shall be submitted to the Engineering Division for review and approval. Any existing or proposed roads that will be used as construction haul routes and are not designated truck routes must be evaluated by a geotechnical study to determine the existing structural section and its load capacity. If the pavement section is inadequate to support the proposed construction loadings, the roadway must be redesigned or reconstructed as needed to provide a 20-year design life in accordance with the AASHTO Interim Guide for Flexible Pavement.*

Drainage Conditions (Washoe County Code Section 110.420)

- k. *The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report.*
- l. *Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval.*
- m. *Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.*
- n. *Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering Division.*
- o. *The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division.*

Washoe County Conditions of Approval

- p. *The owner shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit or Waiver for construction and submit a copy to the Engineering Division prior to issuance of a grading permit.*
- q. *The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.*
- r. *In medians with irrigated landscaping adjacent to the curb, a subdrain system shall be installed a minimum of one foot behind the back face of curb to intercept drainage from the landscaping. The system shall be tied to the storm drain system or an acceptable alternative drainage system. The County Engineer shall determine compliance with this condition.*
- s. *Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system. The County Engineer shall determine compliance with this condition.*
- t. *A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.*
- u. *The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.*
- v. *All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.*
- w. *A note on all affected final maps shall state that the owner, buyers, assigns or interest holders of any lots hereon, hereby agree that all existing irrigation flows crossing these parcels shall be perpetuated. Any legal rights to water from the ditches crossing this property shall be honored and the right of access for maintenance and operation will not be denied to valid holders of those rights. The County Engineer shall determine compliance with this condition.*
- x. *Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.*
- y. *Drainage easements shall be provided across individual lots on the official map for all storm runoff that crosses more than one lot. The County Engineer shall determine compliance with this condition.*

Washoe County Conditions of Approval

- z. Common Area drainage onto residential lots shall be intercepted and routed to appropriate storm drainage facilities. The County Engineer shall determine compliance with this condition.
- aa. Open channels shall be designed to provide for de-siltation. Drainage channel design and access shall conform to the requirements of section 110.420.35. The County Engineer shall determine compliance with this condition

Traffic and Roadway (Washoe County Code Section 110.436)

- bb. *All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition*
- cc. *Street names shall be reviewed and approved by the Regional Street Naming Coordinator.*
- dd. *Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street. The County Engineer shall determine compliance with this condition.*
- ee. *A note on each affected final map shall state that no direct access from individual lots shall be allowed onto Neighborhood Way with the exception of lot 463. The County Engineer shall determine compliance with this condition. This note shall also be included in the CC&R's to the satisfaction of the District Attorney's Office.*
- ff. *For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street.*
- gg. *Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.*
- hh. *AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers are warranted shall be submitted for approval. The County Engineer shall determine compliance with this condition.*
- ii. *All retaining walls that are adjacent to, provide support for or retain soil from the County right-of-way shall be constructed of reinforced masonry block or reinforced concrete and designed by an engineer licensed in the State of Nevada. The County Engineer shall determine compliance with this condition.*
- jj. *No retaining walls that retain soil from the County right-of-way or private right-of-way shall be located within a plowed snow storage easement. The County Engineer shall determine compliance with this condition.*
- kk. *Neighborhood Way shall be constructed to the existing southern portion of Ruddy Way. Prior to making final connection to the southern portion of Ruddy Way, the southern*

portion of Ruddy Way shall be renamed to Neighborhood Way and existing street signs at Red Falcon Way and Goldeneye Parkway shall be updated with the new name. No residential driveways shall be permitted on to Neighborhood Way with the exception of lot 463. The County Engineer shall determine compliance with this condition.

- ii. The driveway for lot 463 shall line up with Mojave Desert and shall be constructed to promote forward movements on to Neighborhood Way from the driveway. The County Engineer shall determine compliance with this condition.
- mm. The right of way for Grimes Point Court shall meet Washoe County Code requirements or shall be approved by the County Engineer. A public utility easement shall be provided for the entire length of Grimes Point Court. The County Engineer shall determine compliance with this condition.
- nn. At the intersection of Grimes Point Court and Sand Dune Drive, the asphalt pavement on Sand Dune Drive, from curb return to curb return for the full width of Sand Dune Drive, shall be milled down 1.5 inches and overlaid with 1.5 inches of type 3 asphalt pavement and a slurry seal.
- oo. A pedestrian ramp for the disabled shall be installed on the east side of Sand Dune Drive to the satisfaction of the County Engineer.
- pp. Sidewalk shall be installed on the east side of Sand Dune Drive from the end of the curb return at the intersection of Sand Dune Drive and Rosetta Stone Drive north to the existing sidewalk on Sand Dune Drive.
- qq. Non-motorized pedestrian/bicycle accesses shall be perpetuated off of Rosy Finch Drive between proposed Lot 205 and proposed Lot 206; and between proposed Lot 464 and proposed Lot 465 at the end of the cul-de-sac to the sewer access easement to the east.

Parks and Open Space

3. The following conditions are requirements of Parks and Open Space, which shall be responsible for determining compliance.

Contact: Jennifer Budge, 775.823.6500, jbudge@washoecounty.us

- a. Pedestrian access shall be perpetuated at the following locations to ensure connectivity between neighborhoods for non-motorized access.
 - I. Intersection of Nightingale Way and existing Washoe County trail easement
 - II. All adjoining cul-de-sacs
 - III. Carico Court and North Spanish Springs Flood Detention Facility
- b. Prior to recordation of the first final map and upon request by Washoe County Community Services Department, the existing sewer easement from Talon Drive to the North Spanish Springs Flood Detention Facility will be amended to include a non-motorized public access trail easement shall be recorded.
- c. Prior to recordation of the first final map and upon request by Washoe County Community Services Department, a non-motorized, public access trail easement consistent with the terms outlined in Document 360446, shall be offered for dedication to Washoe County providing east-west connectivity from Carico Court/Neighborhood way through APN 532-091-09 to Gator Swamp Park. Easement location to be determined cooperatively between applicant and Washoe County Community Services Department

and may be relocated if desired by applicant so that the easement does not prohibit future plans on APN 532-091-09.

Water Resources

4. The following conditions are requirements of the Water Resources, which shall be responsible for determining compliance with these conditions.

Contact: Jason Phinney, 775.954.4628, jphinney@washoecounty.us

- a. The applicant shall dedicate necessary water rights prior to issuance of a Will-Serve letter by Water Resources, Community Services Department. A valid Will-Serve letter is a pre-requisite to approval and recordation of a final subdivision map. Necessary processing of water rights prior to the issuance of a Will-serve Letter may take six months or longer. The dedication of water rights shall be in accordance with Article 422, the Spanish Springs Area Plan and the terms of the Wholesale Agreement between Washoe County and Truckee Meadows Water Authority (TMWA). Water rights must be in good standing with the State of Nevada Division of Water Resources and the point of diversion, place and manner of use must be acceptable to the Community Services Department.
- b. The Developer shall pay \$75.00 per lot to Water Resources, of the Community Services Department as their pro-rated share of the ongoing water and sewer facility plan for the Spanish Springs Valley prior to approval of each final map.
- c. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.
- d. Per the inter-local agreement between the City of Sparks and Washoe County, the applicant shall pay to Washoe County, the City of Sparks sewer connection fees as identified in the agreement.
- e. Improvement plans shall be submitted and approved by Water Resources of the Community Services Department prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- f. The Applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. Please submit this in a TIFF file format.
- g. The Developer shall construct and/or provide the financial assurance for the construction of any on-site and off-site water distribution and the sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to Water Resources, Community Services Department.
- h. Approved improvement plans shall be used for the construction of on-site and off-site water distribution and sanitary sewer collection systems. Water Resources will be responsible to inspect the construction of the water distribution and sanitary sewer collection systems.
- i. The water distribution and sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map.

Washoe County Conditions of Approval

- j. Easements and real property for all water distribution, sanitary sewer collection systems and appurtenances shall be offered for dedication to Washoe County along with the recordation of each final map.
- k. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - I. The estimated sewage flows generated by this project;
 - II. Projected sewage flows from potential or existing development within tributary areas;
 - III. The impact on capacity of existing infrastructure;
 - IV. Slope of pipe, invert elevation and rim elevation for all manholes; and
 - V. Proposed collection line sizes, on-site and off-site alignment, and half-full velocities
- l. No Certificate of Occupancy will be issued until all the potable water and sewer collection facilities necessary to serve each final map have been completed and accepted.
- m. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- n. The developers' engineer shall submit a plan or letter from the appropriate fire agency identifying the approved fire hydrant locations and indicating the fire flow and duration required for each final map. This information must accompany the water system improvements plans when submitted for initial review.
- o. A minimum 20-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- p. A minimum 30-foot water main easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- q. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.
- r. Article 216, Section 110.216.55 of the Spanish Springs Area Plan states "*All proposed development in the Spanish Springs planning area shall evaluate and develop storm drainage improvements which ensure the Spanish Springs Water Detention Facility remains hydraulically equivalent to the design parameters of the facility...*"
- s. All storm drain outlets that will be draining into any of the Facility channels shall adequately protect that area from erosion, i.e. riprap of adequate size and area.

Air Quality Management Program

5. The following conditions are requirements of the Air Quality Management Program of the District Health Department, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.

Contact: Charlene Albee, 775.784.7211, calbee@washoecounty.us

- a. A Dust Control Permit shall be issued prior to the commencement of any construction activities relating to the subject tentative subdivision map.

Environmental Health Services Division

6. The following conditions are requirements of the Environmental Health Services Division of the District Health Department, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.

Contact: Wes Rubio, 775.328.2381, wrubio@washoecounty.us

- a. Any storm drainage from this site must have pre-treatment for petrochemicals and silts.
- b. Grading shall be performed in compliance with Best Management Practices and mosquito-breeding places shall be eliminated within graded areas.
- c. The Nevada Division of Environmental Protection must submit a letter to the Washoe County Health District certifying their approval of the final map.
- d. Prior to approval of each final map, the applicant shall submit a final map fee (\$362.)
- e. A note on each affected final map shall state: "Sewage disposal shall be by connection to a public sewer system only".
- f. A letter from Washoe County committing to provide sewer service to this proposal shall be submitted and shall state that the treatment facility will not be brought beyond its permitted capacity by this service.
- g. Prior to approval of a final map, the design engineer shall submit to the satisfaction of the Washoe County Health District a plan for periodic inspection of the construction of the systems for water supply and community sewerage. The design engineer shall pursuant to the approved inspection plan periodically certify in writing to the Washoe County Health District that the improvements are being installed in accordance with the approved plans and recognized practices of the trade.
- h. Construction plans for the development must be submitted to the Environmental Health Services Division for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of the Washoe County Health District.

- i. Before final approval will be considered, a "Commitment for Water Service" letter from the water purveyor committing adequate water service to their proposal shall be submitted to the Washoe County Health District.
- j. Prior to final approval, a complete water system plan for the referenced proposal shall be submitted to the Washoe County Health District. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, NAC Chapter 445, and the State of Nevada Regulations Governing Review of Plans for Subdivision, Condominiums and Planned Unit Development, NAC 278.400 and 278.410.

Vector-Borne Diseases Program

7. The following conditions are requirements of the Vector-Borne Diseases Program of the District Health Department, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by Washoe County District Health (WCDH) must be appealed to the District Board of Health.

Contact: Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us

- a. Low Impact Design (LID) shall be included for a typical front lot and common areas, which may include an 18 inch water catchment planting area to capture nuisance water adjacent to impervious surfaces or a design to direct lawn irrigation through a dry riverbed reducing water runoff into the infrastructure and minimize downstream impacts. A wind sensory unit shall be required as part of the irrigation system for common areas with turf (WCDH Vector-Borne Diseases Regulations 040.038).
- b. Any proposed drainage channels and ditches will require a cobble rock (4-6 inch rock) low-flow channel (040.023). Any existing channels will require 4-6 inch cobble rock in the flow line of these facilities (WCDH Vector-Borne Diseases Regulations 040.022).
- c. The following maintenance language shall be noted on the civil plans (WCDH Vector-Borne Diseases Regulations 040.022):

"All vegetation, debris and blockages shall require removal in low flow channels and ditches on an annual basis. The maintenance will mitigate insect development by preventing standing water from ponding longer than seven (7) days".
- d. An Avigation Easement shall be recorded for the Eagle Canyon Ranch subdivision to protect the community when standing water occurs in the North Spanish Springs Flood Detention Facility resulting from flood events.
- e. Prior to approval of building plans, the above detail designs shall be required on the plans.

Truckee Meadows Fire Protection District (TMFPD)

8. The following conditions are requirements of the Truckee Meadows Fire Protection District which shall be responsible for determining compliance with these conditions.

Contact: Amy Ray, 775.326.6005, aray@tmfpd.us

- a. Hydrants shall be placed by TMFPD in accordance with Washoe County Code 60.

Washoe County Conditions of Approval

- b. All cul-de-sacs shall have a minimum 50 foot radius (100 foot diameter) to accommodate turnarounds for fire apparatus.
- c. Fire emergency access gates shall be provided at intersection/adjacent cul-de-sacs with Knox locks for Fire Department access. Minimum width shall be 20 feet per WCC Chapter 60.
- d. All property and open space shall be maintained. Defensible space and vegetation management shall be provided. A vegetation management plan addressing common and open space areas shall be submitted and approved by TMFPD. The Homeowner's Association or property owner (Spanish Springs Associates, Ltd.) shall be responsible for all maintenance and management of vegetation on open space and common areas. This designation of responsibility shall be included in the vegetation management plan. The property owner is responsible for vegetation management of the entire property while the project is under construction, including all undeveloped lots and property during construction and phasing. This shall include any drainage and detention areas within the subdivision.
- e. Any vacant lots and construction areas shall be kept free of combustible construction materials and adherence to IFC Section 304 shall be required and is the responsibility of the property owner.

*** End of Conditions ***